



125 Redhill Road, Redhill, NG5 8GZ

O.I.R.O £325,000





# 125 Redhill Road Redhill, NG5 8GZ

- Four bedrooms
- Extended breakfast kitchen
- Large south facing garden
- Loft conversion with en-suite
- Two reception rooms
- Hall with downstairs toilet

**EXTENDED KITCHEN & CONVERTED LOFT!!** A lovely traditional four bedroom semi-detached house just a short walk to Redhill Academy, local store and easy access to the A60 and local bus routes. Top floor master bedroom with rear picture window and en-suite and an impressive extended breakfast kitchen with several Velux windows and utility area. Great sized south facing family garden!

**O.I.R.O £325,000**



## Overview

Located on Redhill Road, this semi-detached house presents an exceptional opportunity for families seeking a spacious and modern home. Boasting four well-proportioned bedrooms, including a stunning loft conversion complete with an en-suite shower room and a picture window that offers fantastic elevated views to the south, this property is designed for both comfort and style.

The ground floor features two inviting reception rooms, perfect for family gatherings and entertaining guests. The bay-fronted dining room has an original open-grate fireplace, while the rear living room provides seamless access to the patio and garden, creating an ideal space for outdoor family time. The impressive extended breakfast kitchen is a true highlight, equipped with high-quality NEFF appliances, several Velux windows that flood the area with natural light, and double doors leading to the rear, making it a delightful hub for culinary enthusiasts.

Additionally, the property includes a convenient downstairs toilet and a modern family bathroom on the first floor, ensuring practicality for everyday living. With parking available for two vehicles, this home caters to the needs of busy families.

Location is key, and this property does not disappoint. It is just a short stroll to the highly regarded Redhill Academy, as well as a local convenience store for your everyday needs. Furthermore, Mansfield Road is nearby, providing access to local bus routes that connect you to the vibrant city centre.

In summary, this fantastic family home on Redhill Road combines modern living with a prime location, making it an ideal choice for those looking to settle in a welcoming community.

## Entrance Hall

With a double-glazed composite front entrance door, wood laminate flooring, radiator, spindled staircase to the first floor landing, traditional internal doors to all downstairs rooms including the downstairs toilet with wash basin.



## Dining Room

UPVC double-glazed bay window to the front, radiator, original feature open grate ceramic tiled fireplace and decorative wooden surround.

## Living Room

UPVC double-glazed windows and a door leading out to the rear. Two radiators and picture rail.

## Breakfast Kitchen

Being extended with a wrap-around extension to the side, providing a utility area. The main kitchen area has a wide range of units with gloss finished doors, wood effect worktops and matching upstands, inset stainless steel sink unit and drainer and concealed work surface lighting. Several integrated NEFF appliances consisting of an electric oven and separate combination microwave oven, gas hob, large feature extractor in black and an integrated dishwasher. Built-in wine cooler, wood-style laminate flooring, four Velux windows, LED downlights and a radiator. The utility area has matching units, a radiator, plumbing for a washing machine, housing for an American-style fridge freezer and a UPVC double-glazed front window.

## First Floor Landing

Stairs to the second floor, UPVC double-glazed side window and traditional doors to bedrooms and bathroom.

## Bedroom 2

UPVC double-glazed bay window to the front and radiator.

## Bedroom 3

Decorative cast iron fireplace, UPVC double-glazed rear window and radiator.

## Bedroom 4

UPVC double-glazed front window and radiator.

## Bathroom

Consisting of a shaped bath and screen with fixed head rain shower and a second mixer with full height tiling. Wash basin and concealed cistern dual flush toilet set into a vanity surround with drawers, cupboards and matching splashback. Separate fitted vanity drawer unit, grey wood effect laminate flooring, extractor fan, chrome ladder towel rail and UPVC double-glazed side and rear windows.

## Second Floor Master Bedroom

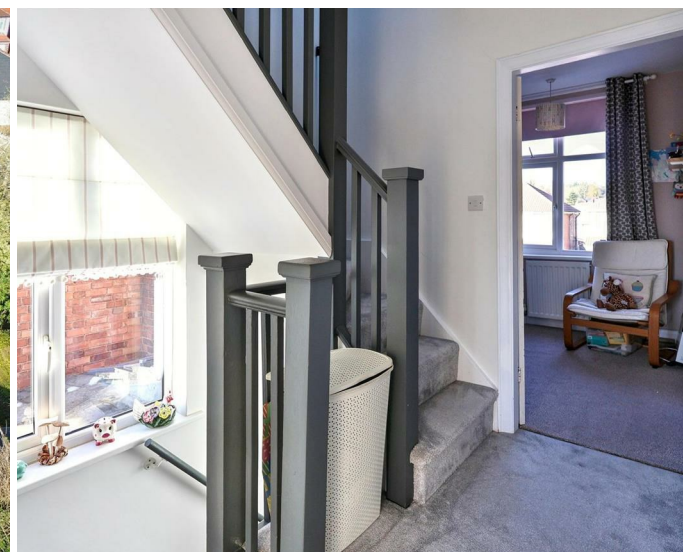
A spacious master bedroom with a large front Velux window with fitted blind, floor-to-ceiling UPVC double-glazed picture window to the rear overlooking the garden, LED downlights, radiator and eaves access, which also houses the Baxi combination gas boiler installed in 2023 with the remainder of a 10 year warranty.

## Outside

To the front there is a spacious block paved driveway for at least two cars with a side planter. Lockable wrought iron side gate leads to the rear. To the rear is a full-width paved seating area with outside tap, LED floodlight and steps leading down to a large Indian sandstone patio and lawn. Pathway leads to a further woodbark play area and large garden shed, gravelled area and veg plot with greenhouse, enclosed with a privet hedge perimeter.

## Material Information

TENURE: Freehold  
COUNCIL TAX: Gedling Boroug Council - Band B  
PROPERTY CONSTRUCTION: Solid Brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
FLOOD RISK: very low  
ASBESTOS PRESENT: n/k  
ANY KNOWN EXTERNAL FACTORS: n/k  
LOCATION OF BOILER: top floor eaves  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: Octopus  
MAINS ELECTRICITY PROVIDER: Octopus  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: No  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.





Merry Christmas





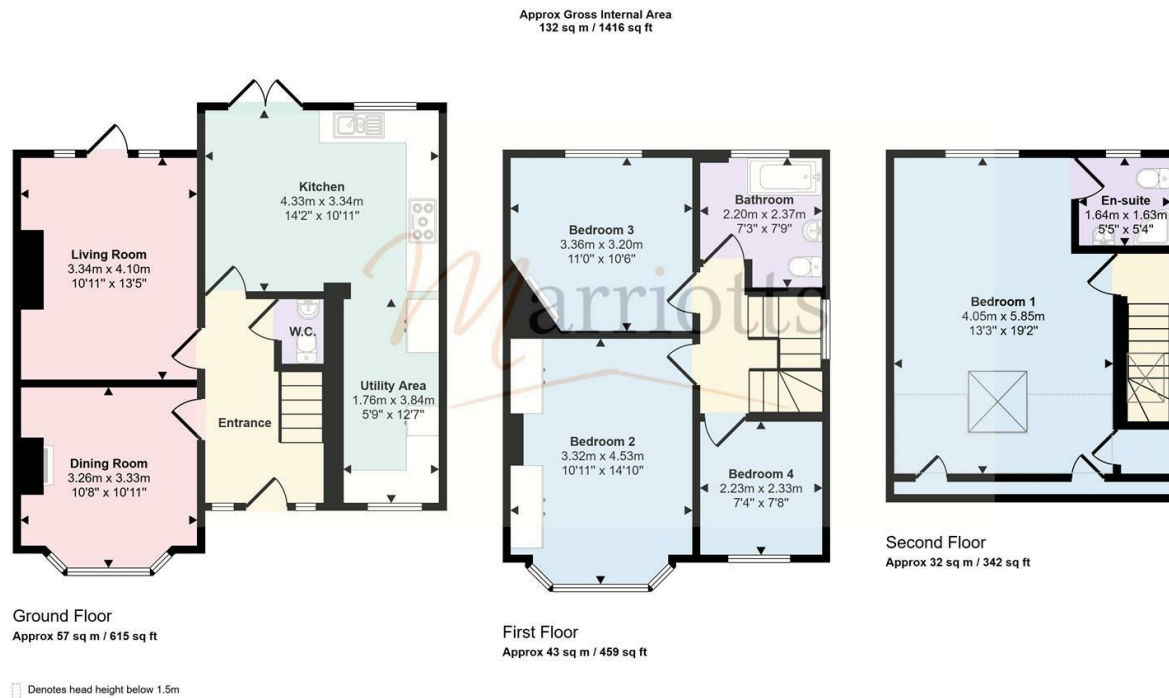
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: level front access





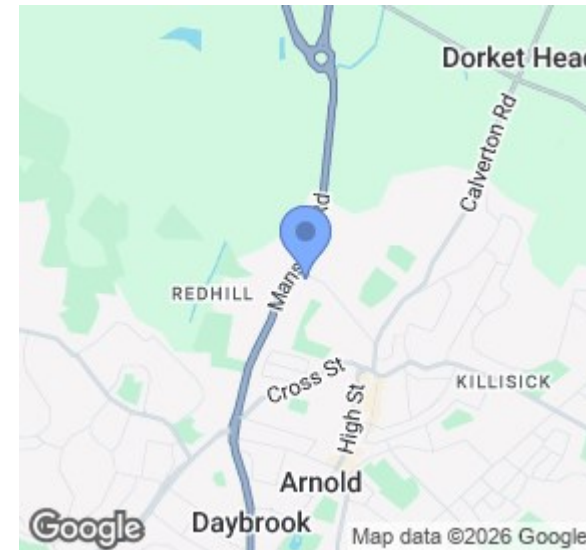


Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.marriotts.net

